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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 3, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0141-001
Plan Name: 2005 Pioneer Road
(1 lot comprising approximately 2 acres)
Situate: Pioneer Road (cross street: Butternut Drive (W) and PA Turnpike (E))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 11, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 2005 Pioneer, LLC, is proposing a subdivision and land development for a property located on Pioneer Road, adjacent to the Pennsylvania Turnpike. The applicant is proposing to subdivide the existing 2-acre lot into four new lots and construct four single family dwellings on each of the lots.

The triangular-shaped parcel abuts the PA Turnpike to the south and currently contains an existing structure and driveway that would be demolished, as well as mature trees. Adjacent to the property in the north is a cul-de-sac neighborhood consisting of single family detached homes. The proposed subdivision would create three lots with frontage on Pioneer Road and one lot (labeled Lot 4) located behind the others that would meet the definition of a rear lot, or flag lot (per § 350-3). Lot 1 would have vehicular access from Pioneer Road, and Lots 2 and 3 would have access from the shared driveway to Lot 4.

The property shares a section of the rear property line with a parcel owned by Upper Moreland Township which contains Frank J. Pileggi Park, woodlands, and a creek. The property drains into a tributary of the Southampton Creek, which is in the Pennypack Creek Watershed.

The property is located in the R-3 Residential Zoning District and is not currently served by public water and sewer, but the applicant would be required to connect the development to public water and sewer that serves the area.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as the "Suburban Residential" future land use category. Suburban Residential Areas are residential areas which often have extensive landscaping on individual properties. The proposal is also generally consistent with Upper Moreland's comprehensive plan, *Upper Moreland 2040,* which categorizes the site as the Suburban Residential future land use. The Suburban Residential future land use category is predominantly comprised of conventional suburban single-family homes. New development should complement the existing neighborhoods and should provide sidewalks to help expand the sidewalk network to areas not well-served by them and continue existing sidewalks.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

The township's subdivision and land development ordinance (SALDO) requires two trees per individual lot in addition to landscaping buffering and street trees. The applicant is proposing to receive tree credits instead of planting the required trees. We strongly encourage the applicant and the township to consider the importance of trees aesthetically and environmentally for this proposed development. Trees provide habitat, reduce stormwater runoff, and provide shade. In addition, trees create a more attractive streetscape and development overall, while also providing privacy, definition to the landscape, and important sound and visual buffering.

A. Softening Buffer. Based on the landscaping plan provided, there do not appear to be any trees planted between the proposed lots, as required in the SALDO (§ 300-43.B). Softening buffers create definition and provide separation without completely screening a property. We recommend that the applicant plant the required softening buffer elements between the proposed lots.

    1. *Plant Selection*. The applicant is proposing to plant shrubs along portions of the property line with the existing neighborhood, creating a shrub buffer. The shrubs that they are proposing are clustered by plant type. We recommend diversifying the buffers by mixing the plant selection within the clusters. In addition, we recommend planting canopy trees along the property line to create habitat and privacy.

A. Street Trees. The applicant is proposing trees to be planted along Pioneer Road, per Section 300-43.A(1)(c). We recommend the applicant also plant trees along the proposed access driveway that would serve Lots 2, 3, and 4. The township's SALDO requires that street trees be planted along access driveways when there are four or more dwelling units (§ 300-43.A(1)(d)). While 3 of the 4 dwelling units would take access from the proposed driveway, we nevertheless feel that it would benefit the development as a whole aesthetically by creating a tree-lined entryway to the development.

B. Turnpike Buffer. Two of the proposed lots (Lots 3 and 4) would abut the PA Turnpike right-of-way. Screen Buffering is required between the R-3 Residential District and the Industrial District, where the Turnpike is located. While the property line technically abuts the R-3 District, the southern border of the property is along the PA Turnpike right-of-way, we encourage the applicant to plant additional trees along the southern property line of Lots 3 and 4 to provide additional visual buffering and noise attenuation to mitigate the impact of the Turnpike.

TRANSPORTATION

A. Pedestrian Connectivity. There are sidewalks on Pioneer Road that connect into the abutting neighborhood on Butternut Drive. Sidewalks are required as part of the land development (§ 300-18). Providing sidewalks throughout the township allows people to safely walk through their neighborhoods and to access nearby destinations, such as community parks and businesses. While there are gaps in the sidewalk on some of the surrounding streets, we strongly encourage the addition of sidewalks to contribute to the sidewalk network and improve pedestrian connectivity.

1. *Pedestrian Pathway*. The property shares an approximately 20-foot property line with Upper Moreland Township property, where the Frank J Pileggi Park is located. We recommend the applicant and township work together to meet the township connectivity goals by providing opportunities to create connections between the propose development and the community park.

B. Turnpike. Improvements to the Willow Grove interchange are planned for the coming years. We recommend the applicant coordinate with the PA Turnpike Commission on future potential widening projects that could impact the property.

STORMWATER MANAGEMENT

The property drains into a tributary of the Southampton Creek, which is in the Pennypack Creek Watershed. It is noted on the plan that the development plans to minimize disturbance of the site, which we commend. Based on the size of this development, it appears that the amount of stormwater that is proposed would be sufficient.

A. Maintenance. The proposed development would include one underground basin and infiltration trench located on Lot 1 that would be conveyed with a perforated pipe to the outfall at the rear of Lot 4. It is noted on the plan (Sheet 1) that the stormwater management facilities "shall be maintained by a homeowners association." We suggest that it be made clear to the future residents that there will be maintenance and inspections needed for the longevity of the stormwater management facilities, as well as the associated costs that will need to be borne by the properties.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0141-001) on any plans submitted for final recording.

Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Besmir Kripa, Applicant
Lawrence J. Byrne, PE, Applicant's Engineer
Patrick Stasio, Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township
Kevin Scheurich, PA Turnpike Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Subdivision Plan
Attachment C: Reduced Copy of Applicant's Proposed Site and Landscaping Plan

ATTACHMENTS A, B & C



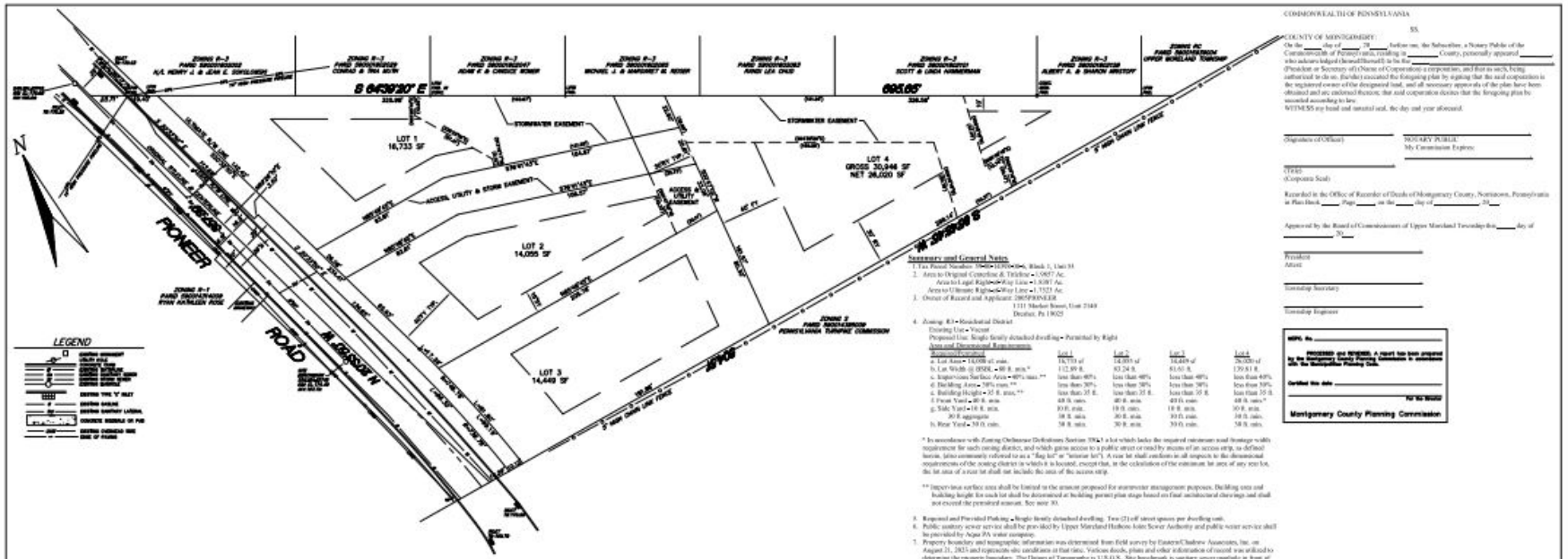
2005 Pioneer Road
MCPC#240141001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF MONTGOMERY:

On the ____ day of _____, 20____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared _____ who acknowledged himself/herself to be the _____ (President or Secretary of) (Name of Corporation), a corporation, and that as such, being authorized to do so, (he/she) executed the foregoing plan by signing that the said corporation is the registered owner of the designated land, and all necessary approvals of the plan have been obtained and are endorsed thereon; that said corporation desires that the foregoing plan be recorded according to law.

WITNESS my hand and notarial seal, the day and year aforesaid.

(Signature of Officer) NOTARY PUBLIC
My Commission Expires:

(TITLE)
(Corporate Seal)

Recorded in the Office of Recorder of Deeds of Montgomery County, Norristown, Pennsylvania in Plan Book ____ Page ____ on the ____ day of _____, 20__.

Approved by the Board of Commissioners of Upper Moreland Township this ____ day of _____, 20__.

President
Attest:

Township Secretary

Township Engineer

WAIVER No. _____

PROCESSED and APPROVED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Board

Montgomery County Planning Commission

Summary and General Notes

1. Tax Parcel Number: 59-00-10500-04-6, Block 1, Unit 55
2. Area to Original Centerline & Title line = 1.0857 Ac.
   Area to Legal Right-of-Way Line = 1.1087 Ac.
   Area to Ultimate Right-of-Way Line = 1.1523 Ac.
3. Owner of Record and Applicant: 2005PIONEER
   1111 Market Street, Unit 2160
   Decatur, Pa 19025
4. Zoning: R3 - Residential District
   Existing Use = Vacant
   Proposed Use: Single family detached dwelling - Permitted by Right

Area and Dimensional Requirements	Lot 1	Lot 2	Lot 3	Lot 4
Required/Provided				
a. Lot Area = 14,000 sf. min.	16,733 sf	14,055 sf	14,449 sf	26,020 sf
b. Lot Width @ BSBL = 80 ft. min.*	112.89 ft.	83.24 ft.	83.61 ft.	139.81 ft.
c. Impervious Surface Area = 40% max.**	less than 40%	less than 40%	less than 40%	less than 40%
d. Building Area = 30% max.**	less than 30%	less than 30%	less than 30%	less than 30%
e. Building Height = 35 ft. max.**	less than 35 ft.	less than 35 ft.	less than 35 ft.	less than 35 ft.
f. Front Yard = 40 ft. min.	40 ft. min.	40 ft. min.	40 ft. min.	40 ft. min.*
g. Side Yard = 10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	30 ft. min.
30 ft aggregate	38 ft. min.	30 ft. min.	30 ft. min.	30 ft. min.
h. Rear Yard = 30 ft. min.	38 ft. min.	30 ft. min.	30 ft. min.	38 ft. min.

* In accordance with Zoning Ordinance Definitions Section 350-3 a lot which lacks the required minimum road frontage width requirement for such zoning district, and which gains access to a public street or road by means of an access strip, as defined herein, (also commonly referred to as a "flag lot" or "minimum lot"). A rear lot shall conform in all respects to the dimensional requirements of the zoning district in which it is located, except that, in the calculation of the minimum lot area of any rear lot, the lot area of a rear lot shall not include the area of the access strip.

** Impervious surface area shall be limited to the amount proposed for stormwater management purposes. Building area and building height for each lot shall be determined at building permit plan stage based on final architectural drawings and shall not exceed the permitted amount. See note 30.

5. Required and Provided Parking - Single family detached dwelling. Two (2) off street spaces per dwelling unit.
6. Public sanitary sewer service shall be provided by Upper Moreland Hatboro Joint Sewer Authority and public water service shall be provided by Aqua PA water company.
7. Property boundary and topographic information was determined from field survey by Eastern/Chadrow Associates, Inc. on August 21, 2025 and represents site conditions at that time. Various deeds, plans and other information of record was utilized to determine the property boundary. The Datum of Topography is U.S.G.S. Site benchmark is sanitary sewer manhole in front of the site to Pioneer Road. Rim elevation = 174.48 ft.
8. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42091C0312G effective date March 2, 2016.
9. The site drains to tributary 2452 of the Southampton Creek, which is in the Pennypack Creek watershed management. PA Chapter 93 existing and designated use classification is TSF. (Trout stocking Fishes) - MF (migratory fishes). Stormwater management facilities are designed in accordance with Upper Moreland Township Stormwater Ordinance Chapter 287 and PADEP NPDES construction permit requirements. The stormwater management facilities located on Lots 1 and 4 shall be maintained by a homeowners association. The stormwater management facilities have been designed to manage the increase in impervious area from the minimum driveway and 4,000 square feet of impervious area for each of the 4 lots. Supplemental stormwater calculations and/or facilities may be required if the proposed impervious area is exceeded.
10. A building permit plan for each lot showing all proposed improvements such as dwelling location, grading, erosion control, etc. shall be reviewed and approved by the Township prior to any building construction.
11. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pursuant Penn Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776 was contacted on October 17, 2023 and the project serial number is 20233903051.
12. All construction materials and specifications shall be in accordance with Upper Moreland Township, Upper Moreland Hatboro Joint Sewer Authority, Aqua PA water company, PADEP, PennDOT, County Conservation District and all other applicable regulatory agency requirements.
13. The engineer is not responsible for the construction methods/means for completion of the work depicted on these plans nor any conflicts/scope revisions, which result from same. The contractor is responsible for determining methods/means for completion of the work prior to the commencement of construction and notification of the owner and engineer of record when a conflict is identified.
14. The engineer of record herein is not responsible for job site safety or construction supervision, nor has he been retained for such purposes.
15. The owner must provide municipal easements, or other appropriate real estate rights, to perform inspections and maintenance for the preservation of stormwater runoff conveyance, infiltration and BMP areas. No person shall modify, remove, fill, landscape or alter any Stormwater Management (SWM) Best Management Practices (BMPs), facilities, area or structures unless it is part of an approved maintenance program and written approval of the municipality has been obtained.
16. No lots, pieces thereof or parcels of ground or sections of this subdivision shall be sold, transferred, conveyed, leased or occupied and no permit to erect, alter or repair any building shall be issued unless or until the public improvements required by the Township Upper Moreland have been installed to the satisfaction of the Township Engineer, or satisfactory financial security therefore has been furnished to and accepted by the Township.

SHEET INDEX **SHEET 1 of 9**

1. PLAN OF SUBDIVISION
2. EXISTING FEATURES PLAN
3. EROSION & SEDIMENT CONTROL PLAN
4. EROSION & SEDIMENT CONTROL PLAN DETAILS
5. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. SIGHTLINE PLAN & PROFILE
9. LANDSCAPING PLAN



ACT 187 USERS LIST

1. COMCAST	2000 ANDERSON-ARDEN ROAD CONTACT: TRACY STINSON	
2. AQUA PENNSYLVANIA	762 LANCASTER AVENUE BRYN MAWR, PA 19010 CONTACT: ROBERT WEST	
3. PECO ENERGY C/O ECC	2301 MARKET STREET, S23-2 PO BOX 8699 PHILADELPHIA, PA 19101-8699 CONTACT: ROBERT WEST	
4. ENERGY TRANSFER	1300 MAIN STREET HOUSTON, TEXAS 77002 CONTACT: DEE COX	
5. VERIZON PENNSYLVANIA INC. AND VERIZON NORTH	1717 ARCH STREET, 32ND FLOOR PHILADELPHIA, PA 19103 CONTACT: TRACY STINSON	
6. UPPER MORELAND TOWNSHIP	117 PARK AVENUE WILLOW GROVE, PA 19090 CONTACT: PAUL PURTELL	
7. VERIZON BUSINESS FORMERLY MCI	1500 MATTHEW PARKWAY CARY, NC 27513 CONTACT: MITCH WOOD	

STOP - CALL BEFORE YOU DIG!

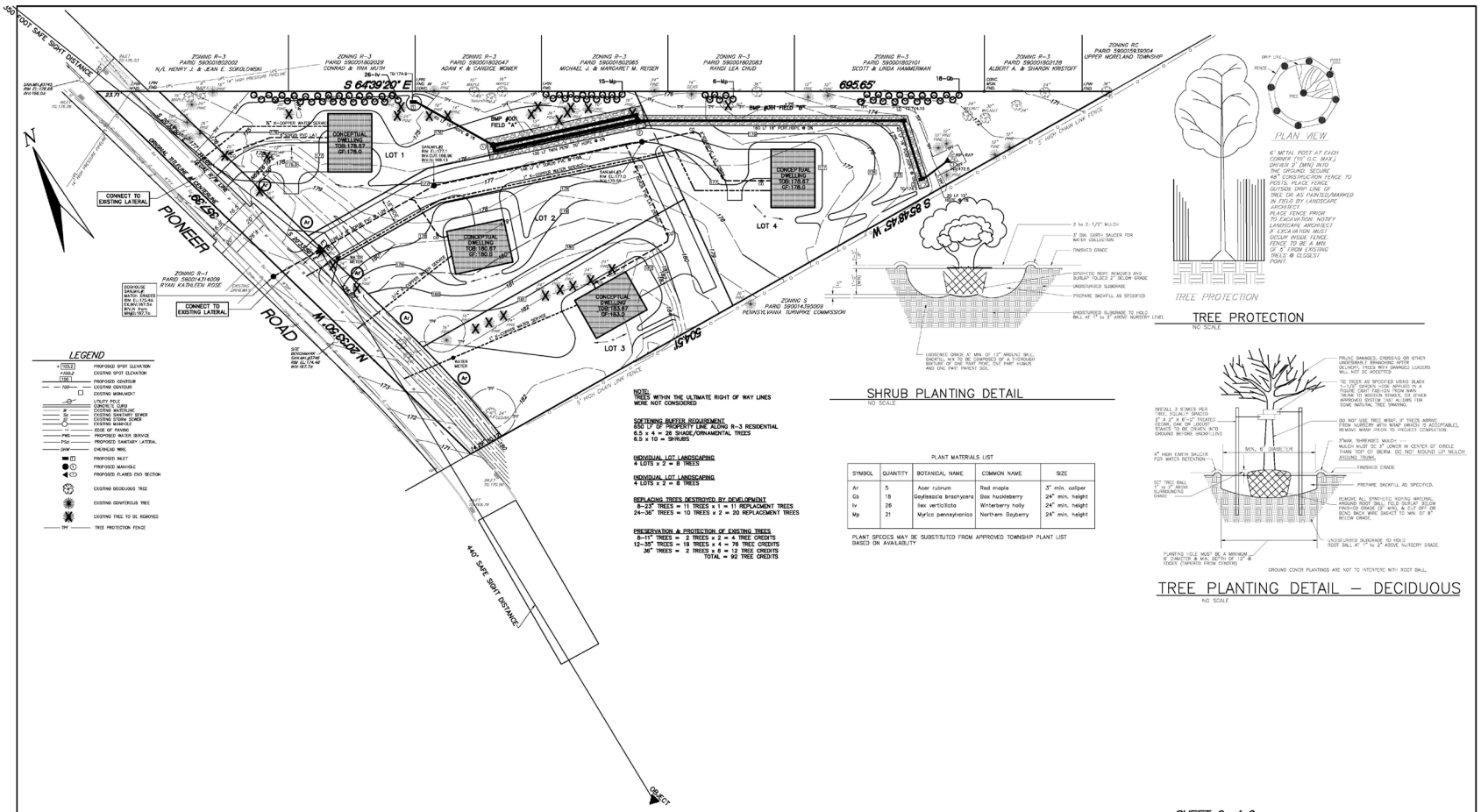
PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTRACT NO. 10-11-2023 SERIAL No.20233903051

PRELIMINARY PLAN OF SUBDIVISION NOT TO BE RECORDED
2005 PIONEER ROAD
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNA.
MADE FOR
2005PIONEER

SCALE: 1"=30' 8 MAY 2024

EASTERN/CHADROW ASSOCIATES, INC.

E-2800-1



SHRUB PLANTING DETAIL

NO SCALE

PLANT MATERIALS LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
Ar	5	Acer rubrum	Red maple	3" min. caliper
Gb	18	Gaylessacia brachycera	Box huckleberry	24" min. height
Iv	26	Ilex verticillata	Winterberry holly	24" min. height
Mp	21	Myrica pennsylvanica	Northern Bayberry	24" min. height

PLANT SPECIES MAY BE SUBSTITUTED FROM APPROVED TOWNSHIP PLANT LIST BASED ON AVAILABILITY

TREE PROTECTION

NO SCALE

TREE PLANTING DETAIL – DECIDUOUS

NO SCALE

SHEET 9 of 9

ACT 187 USERS LIST

FOR UPPER MORELAND

1. COMCAST	1200 HADDONFIELD-BERLIN ROAD CHERRY HILL, NJ 08034 CONTACT: PATTY BRIGGS	scott_parrish@cable.comcast.com 484-365-4391
2. AQUA PENNSYLVANIA	762 LANCASTER AVENUE BRYN MAWR, PA 19010 CONTACT: MARK D. SUMPTER	bjacob@aquaamerica.com 610-520-1602 EXT. 52505
3. PECO ENERGY C/O USIC	400 S. CROSSROAD ROAD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: MARIA SAPIENZA	mbsapienza@usicllc.com 484-631-2720
4. ENERGY TRANSFER	1300 MAIN STREET HOUSTON, TEXAS 77002 CONTACT: SAUL SHAW	saul.shaw@energytransfer.com 713-989-7342
5. UPPER MORELAND/HATBORO JOINT SEWER AUTHORITY	2875 SUNNYBROOK ROAD, PO BOX 535 WILLOW GROVE, PA 19090 CONTACT: MIKE UDY	mdunk@ubs.org 215-659-4077
6. UPPER MORELAND TOWNSHIP	117 PARK AVENUE WILLOW GROVE, PA 19090 CONTACT: PAUL PURTELL	ppurtell@uppermoreland.org 215-659-3100 EXT. 1024
7. VERIZON BUSINESS FORMERLY MCI	7000 WESTON PARKWAY CARY, NC 27513 CONTACT: VICTOR WOOD	victor.a.wood@verizon.com 919-414-2782

STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC. CONTACTED: 10-17-2023 SERIAL No.20233090351

LAWRENCE J. BYRNE — REGISTERED PROFESSIONAL ENGINEER — 40487-E — COMMONWEALTH OF PENNSYLVANIA

EDMUND A. CHADROW, III — REGISTERED PROFESSIONAL LAND SURVEYOR — LS-20728 — COMMONWEALTH OF PENNSYLVANIA

LANDSCAPING PLAN
2005 PIONEER ROAD
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNA.
MADE FOR
2005PIONEER

SCALE: 1"=30' 0 30 60 90 8 MAY 2024

EASTERN/CHADROW ASSOCIATES, INC.
339 E. STREET ROAD * WARMINSTER, PA 18974 * (215) 672-4671 FAX (215) 672-6765
EST. 1967

E-2800-9